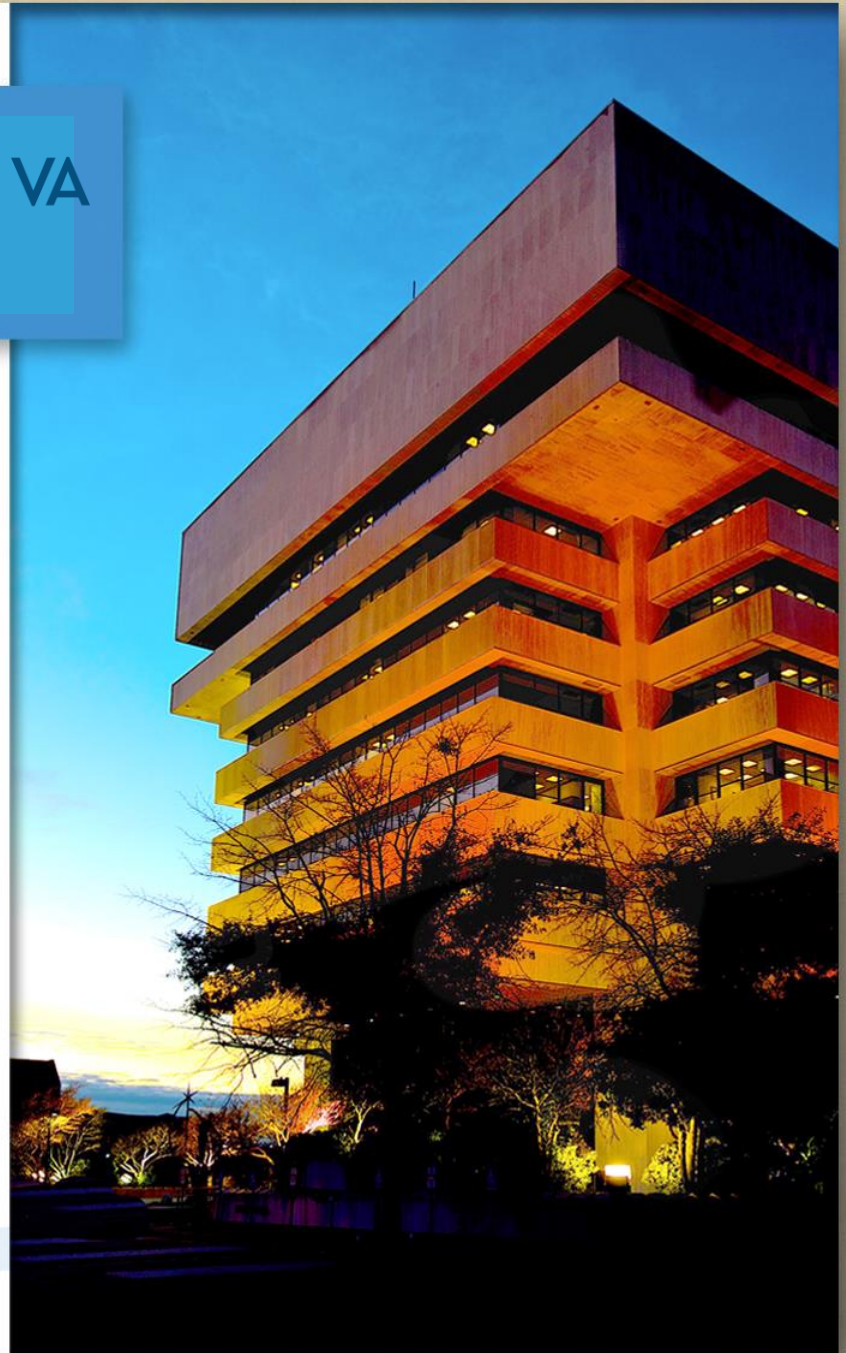




Rezoning Application No. 24-0329

1232 W Queen Street
Trilogy Developers, LLC

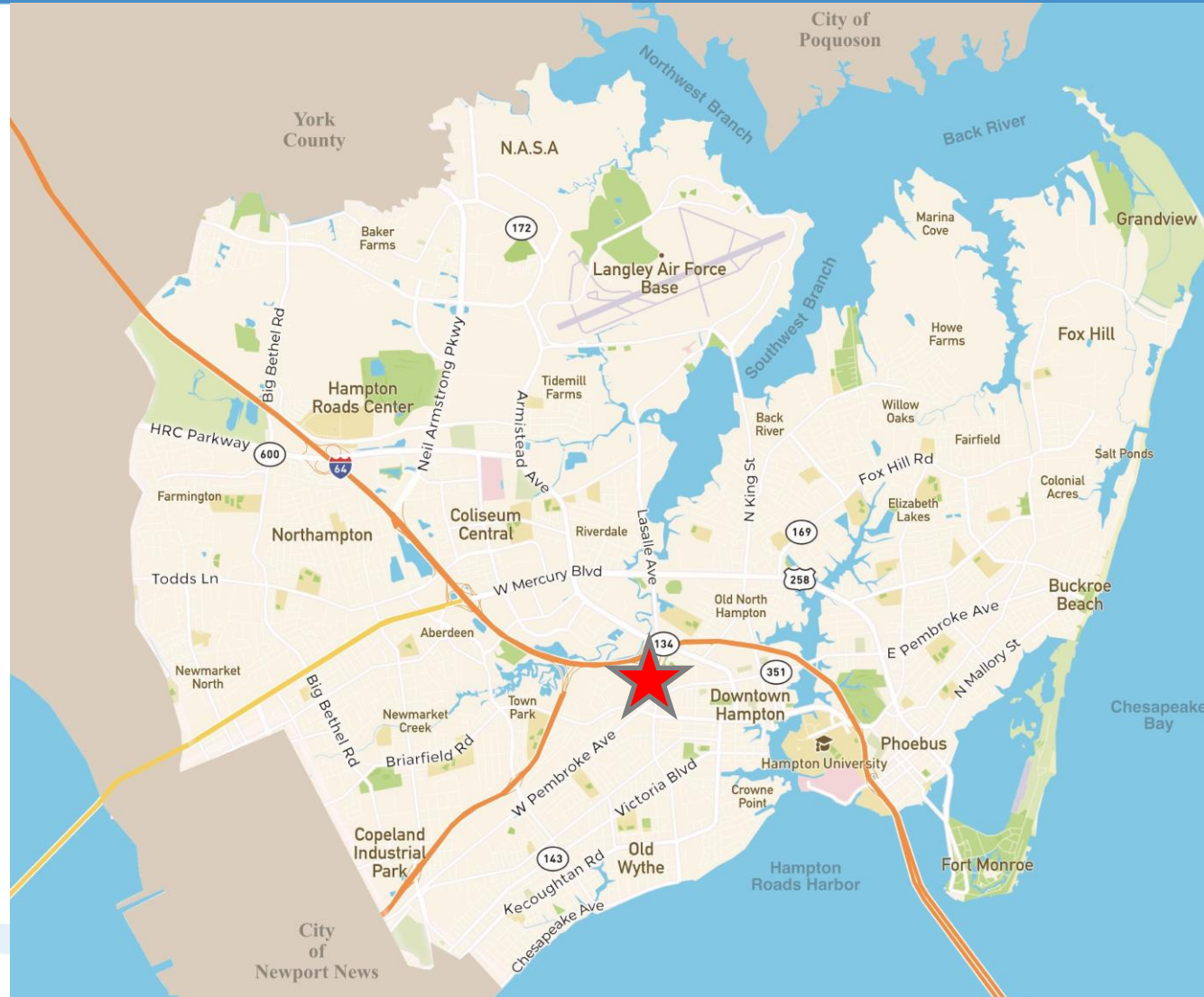
Planning Commission
July 18, 2024



Application

Rezoning ten parcels, totaling +/- 12.45 acres, from One Family Residential (R-11) to Multifamily Residential (MD-4) District and Neighborhood Commercial (C-1) District with conditions to create a commercial parcel & townhouse subdivision

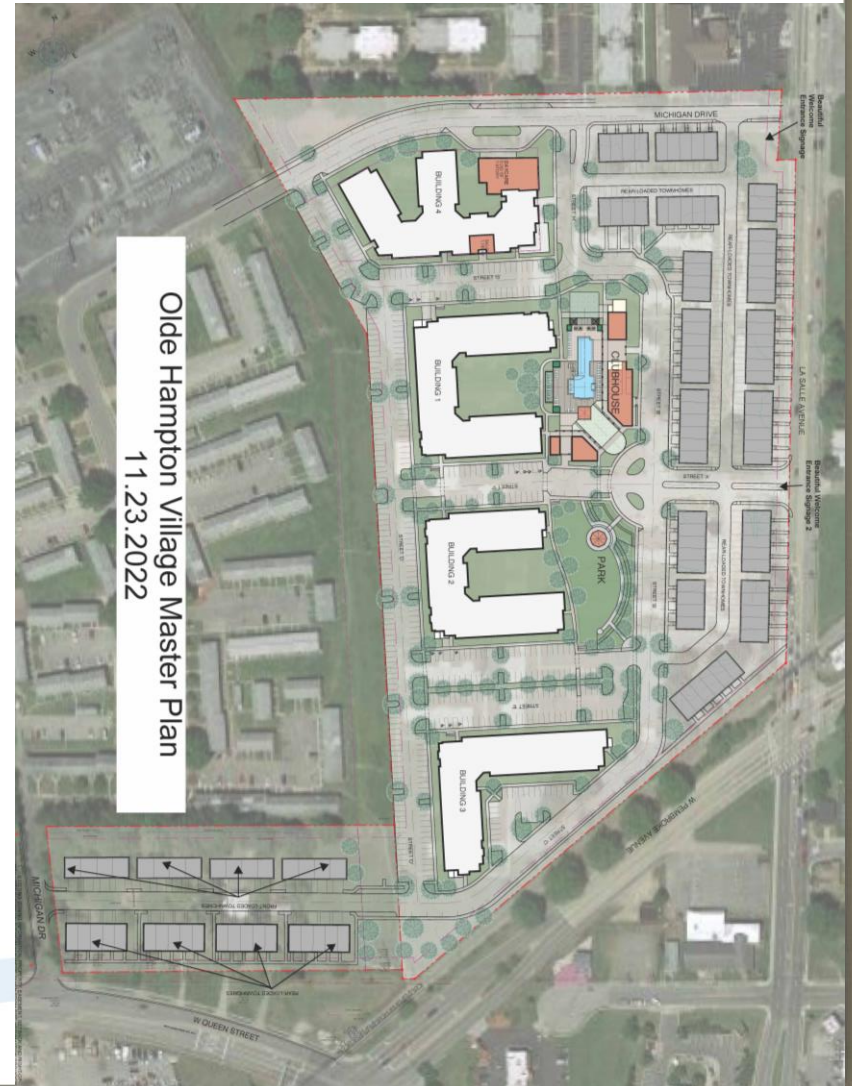
Location Map



Location Map



Trilogy I Concept Plan



Current Proposal

- \pm 0.7 acre commercial site
 - Day care, Day spa, Office, Print shop, Restaurant, or Retail
- 90-114 Townhomes
 - Fee simple lots

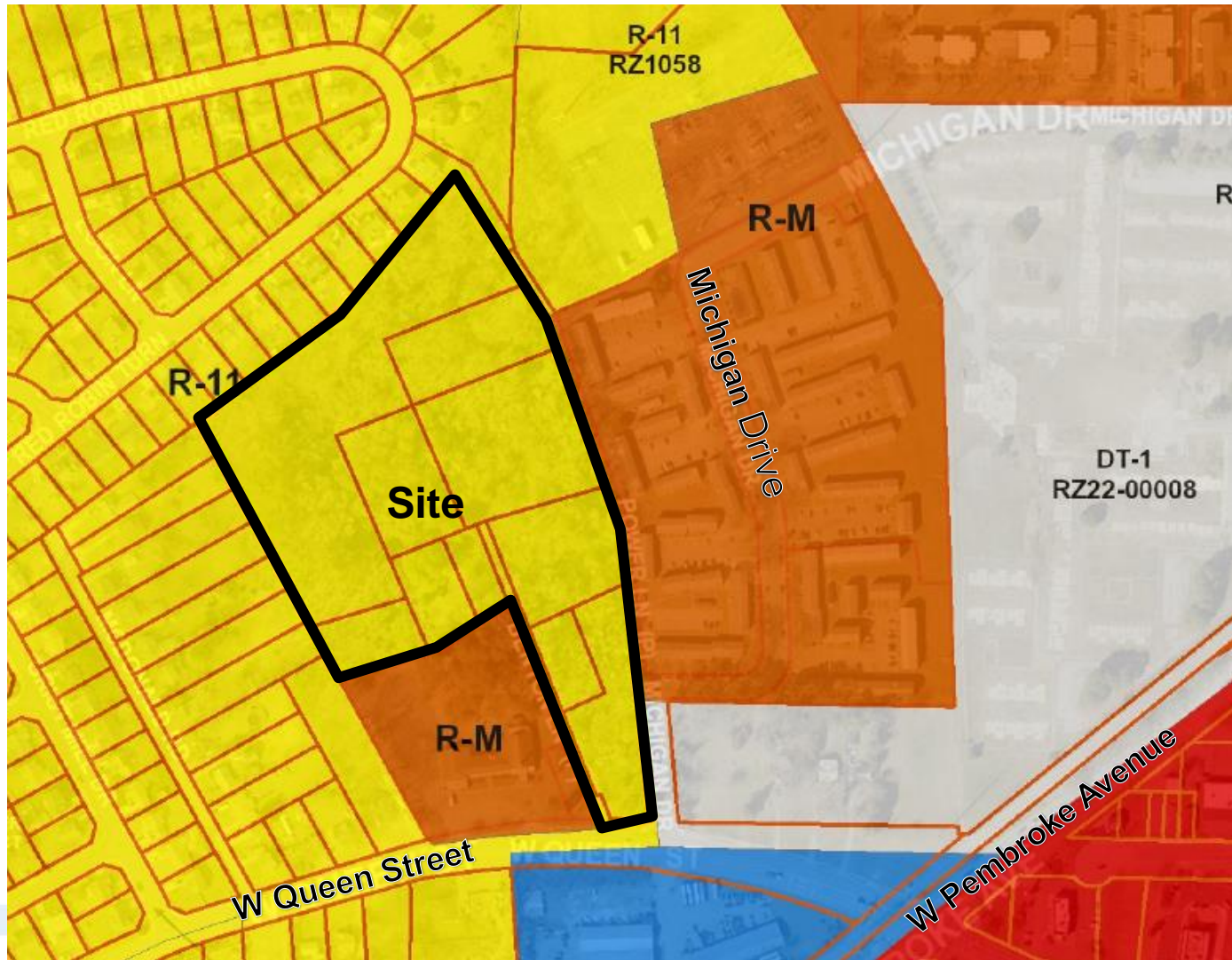
Concept Plan



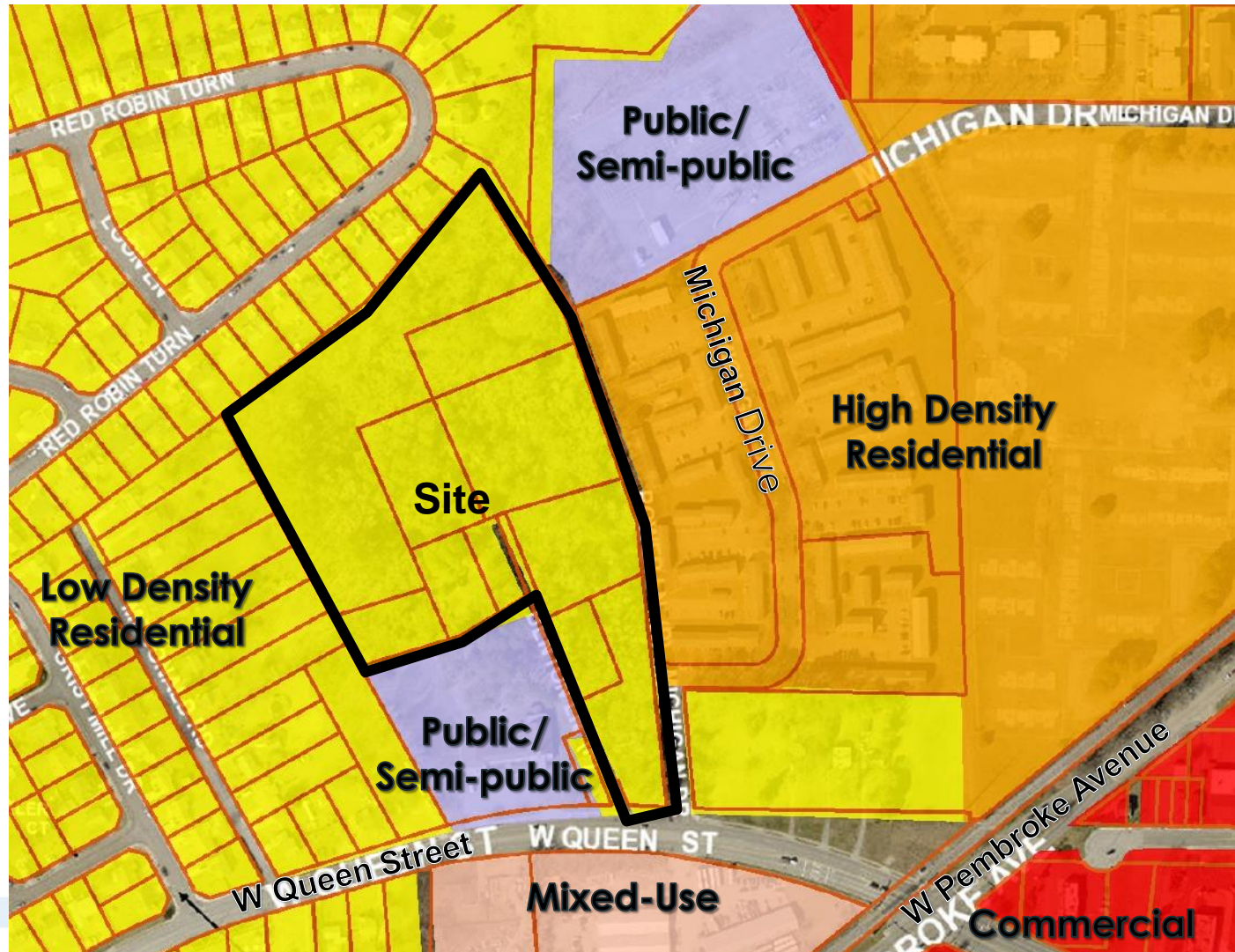
Elevations



Zoning Map



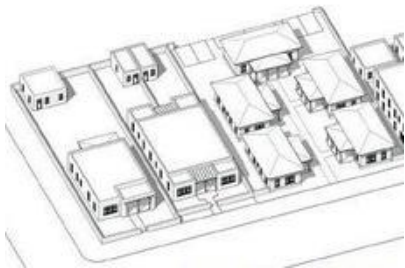
Land Use Map



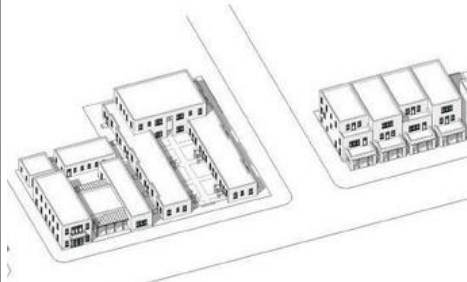
Density

LOW

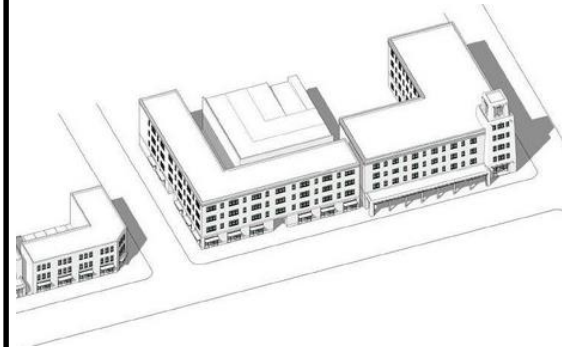
HIGH



3.5 to 9 units/acre



9 to 15 units/acre



15 or more units/acre

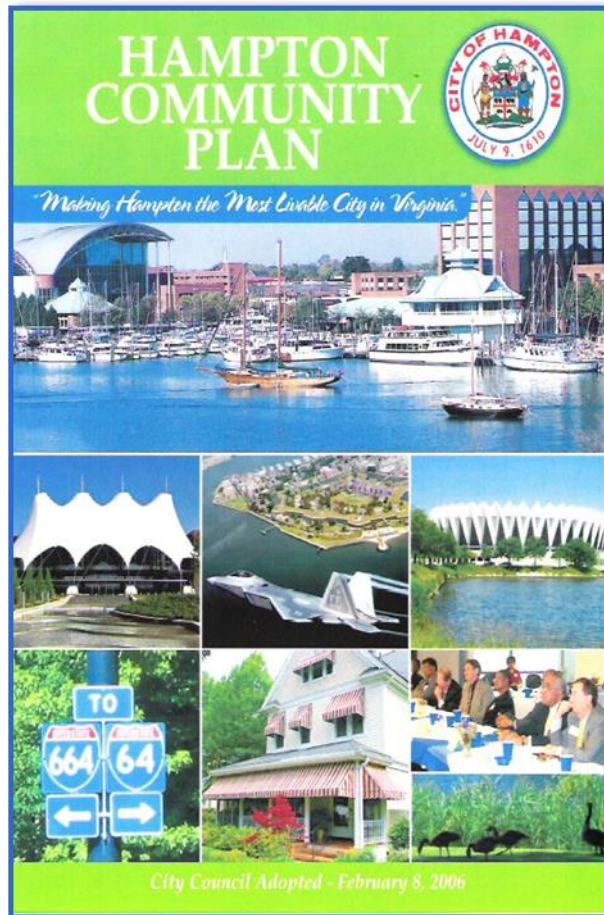
Neighboring Single-Family – 3.0 units per acre

Asbury Place – 18.5 units per acre

Trilogy I – 21.8 units per acre

Proposed townhome development – 7.6-9.66 units per acre

Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 11:** Promote high quality design and site planning that is compatible with surrounding development.
- **LU-CD Policy 12:** Encourage building design and site planning that enhances community interaction and personal safety.
- **LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high quality urban design.

Proffered Conditions

- Limited commercial uses
- 90-114 townhomes
- Conformance with the concept plan
- Conformance with the elevations
- Sidewalks & pedestrian connections
- Building materials
- Shared dog park

*Complete set of proffers can be found within the package

Analysis

- Proposed development and density generally aligns with future land use recommendations
- Proposed development serves as an appropriate transition between high density residential and single-family neighborhoods
- Proposed development is a continuation of the redevelopment of the former Lincoln Park site
- W. Queen Street frontage is appropriate for a small commercial use

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff recommends **APPROVAL** of Rezoning Application 24-0329 with thirteen (13) proffered conditions